

NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Resolution Regarding Deed Restriction Enforcement

I, Don Mach, the President of NOTTINGHAM COUNTRY COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation organized under the Texas Non-Profit Corporation Act, do hereby certify that a regular meeting of the Board of Directors was held on this the 11th day of February, 2010, with a majority of directors being present and remaining throughout and being duly authorized to transact business, the following resolution was duly made and approved:

WHEREAS, the Board of Directors is empowered to govern the affairs of the Homeowners Association by exercising all powers, duties and authority not reserved to the membership, pursuant to Article VI of the By-Laws; and

WHEREAS, the Board of Directors is empowered to administer and enforce the Association's deed restrictions, pursuant to Paragraph 22 of the Declaration; and

WHEREAS, the Board of Directors is responsible to oversee the operation of the Architectural Control Committee, interpret the ACC Guidelines, communicate ACC requirements and specifications to homeowners, and enforce adherence to the ACC regulations, pursuant to Paragraph 2 of the Declaration; and

WHEREAS, the Board of Directors desires to establish all deed restriction enforcement policies in accordance with Section 209 of the Texas Property Code and enforce effectively and impartially;

NOW, THEREFORE, BE IT RESOLVED THAT deed restrictions will be enforced through the following:

1. Impartial inspections and at least 2 notification letters on the violation
2. Notice of Non-Compliance, including right to a hearing, mailed certified and first class, from the Association through its agent, SCS Management Services, Inc.
3. Hearing
4. Suspension of member rights and services, including use of any and all common areas, voting rights, and disconnection of individual services
5. Attorney Demand Letter
6. Lawsuit
7. Reimbursement of all fees, charges and attorney fees as provided by law
8. The Board reserves the right to by-pass the two notices based on the severity of the violation and/or the Boards understanding that the violation needs faster action than the standard procedures allow. This will be determined by the Board on a case-by-case basis.

Correspondence is mailed to the last known address of the homeowner according to Association records. The cost of deed restriction enforcement steps is paid by the Association and charged back to the account of the delinquent owner for reimbursement to the Association.

IN WITNESS OF the adoption of this resolution, it is executed to be effective immediately. It shall remain in full force and effect upon all homeowners, residents and guests perpetually, unless amended or rescinded by the Board of Directors in a formal vote. In the event of any conflict in resolutions adopted, the document with the latest date shall prevail.

Dated this the 11th day of February, 2010.

Don Mach, President
RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in the number Sequence on the date and at the time stamped herein by me; and was duly RECORDED. In the Official Public Records of Real Property of Harris County Texas on

MAR - 9 2010



Dorely B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS